

CONCEPT / PRELIMINARY MAJOR SUBDIVISION REPORT
to the
Carroll County Planning and Zoning Commission
January 18, 2022

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: P-21-0047, Eldersburg Business Center, Resubdivision of Lot 2B
LOCATION: 1430 & 1470 Progress Way; north side of Progress Way, east of Sykesville Road (MD 32), E.D.5
OWNER: Merrit-EBC, c/o Merritt, 2066 Lord Baltimore Drive, Baltimore, MD 21244
DEVELOPER: same as owner
ENGINEER: Matis Warfield, Inc., 954 Ridgebrook Road, Suite 120, Sparks, MD 21152
ZONING: I-1 – Industrial Light
ACREAGE: 31.6672 acres
WATERSHED: Liberty Reservoir
NO. OF LOTS: 1
FIRE DISTRICT: Sykesville
MASTER PLAN: Industrial Light – 2018 Freedom Community Comprehensive Plan
PRIORITY FUNDING AREA: Freedom
DESIGNATED GROWTH AREA: Freedom
SEWER/WATER DISTRICT: Freedom

❖ Action Required:

The plan is before the Planning and Zoning Commission per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County for consideration of a concept major subdivision plan and

One action is required:

1. Approval of the Preliminary Plan of Subdivision pursuant to Chapter 155, *Development and Subdivision of Land*, of the Code of Public Local Laws and Ordinances of Carroll County.

❖ **Existing Conditions:**

The subject property is Lot 2-B of Eldersburg Business Center (plat attached). It was created in 1989 as Lot 2 of Eldersburg Business Center, a 15-lot non-residential subdivision.

The property is located towards the end of Progress Way, between Progress Way and Bennett Road and currently hosts a 356,400 square foot warehouse/manufacturing complex. Site development plans for the complex were originally approved by the Planning and Zoning Commission in 1990.

Access to the existing lot is via three existing entrances from Progress Way. Inter-parcel connectivity allows access to the existing office/warehouse building on Lot 17 of Eldersburg Business Center which is located south of the subject property.

The subject property is within the Freedom Priority Funding Area and Growth Area and is currently served by public water and sewer. Adjoining properties to the south, across Progress Way, and to the east are likewise industrial-light zoned. Adjoining properties to the west are zoned Commercial-Heavy and host businesses. Adjoining properties to the north, across Bennett Road, are zoned R-40,000 and host residential dwellings. There are no streams or floodplain on site.

❖ **Subdivision Plan Review:**

The developer proposes to subdivide the 23.6049-acre Lot 2-B to create one new lot in Eldersburg Business Center; Lot 18. Along with the creation of Lot 18, existing Lot 17 will be reconfigured to provide roughly 2.5 acres for the new lot. Lot 18, 7.9707 acres, will encompass a portion of the property which is currently fitted with an additional parking area for tractor trailers. Lot 2-C, 18.3713 acres, will contain the existing warehouse/manufacturing complex. An existing access easement is in place for connections from Progress Way to Lots 2-B and 17. This will be updated to include the addition of Lot 18.

There are no new buildings, no disturbance, no new site development plans proposed in conjunction with this subdivision. The proposal is exempt from Floodplain, Forest Conservation, Landscaping, and Stormwater Management codes. The Zoning Administrator has approved the plan in accordance with the Zoning Code.

The concept subdivision was subject to citizen involvement at the December 27, 2021 Technical Review Committee (TRC) meeting. No citizens signed in at the meeting and no citizens have sent correspondence regarding this project.

As a non-residential subdivision, the plan is exempt from Chapter 156, Adequate Public Facilities and Concurrency Management, of the Code of Public Local Laws and Ordinances of Carroll County.

With regards to a preliminary plan, Chapter 155.057(D)(2) states, "Final plans need not be brought before the Planning Commission for review of compliance with the approved preliminary plan and all other applicable regulations at its regular meeting, unless specifically requested by the Planning Commission. If final plan review is not requested by the Planning Commission, in accordance with this chapter, the Chairperson or the Secretary of the Planning Commission shall be empowered to approve and sign the final plan upon confirmation from the Bureau that the plan meets all requirements of this chapter and all conditions for approval of such plat have been met, or shall disapprove the final subdivision plan or may approve it with conditions with respect to the timing of recordation or building permits."

❖ Recommendations:

Pursuant to Chapter 155, staff recommends approval of the preliminary plan subject to the following conditions:

1. That an updated access easement with inclusion of future Lot 18 be recorded simultaneously with recordation of the subdivision plat.
2. That any changes to the Preliminary Plan as submitted and approved by the Commission herein shall be resubmitted to the Commission for further review and approval.